

THE ALLURE OF EXTENSIVE SPACES

RUMMA

@ROBIN COVE,
SETIA ECO PARK

Freehold Bungalow Homes





AWAKEN TO TROPICAL ELEGANCE



Couple an elevated sense of bliss with tropical retreat charm, and you have a home that speaks to you and your living desires.

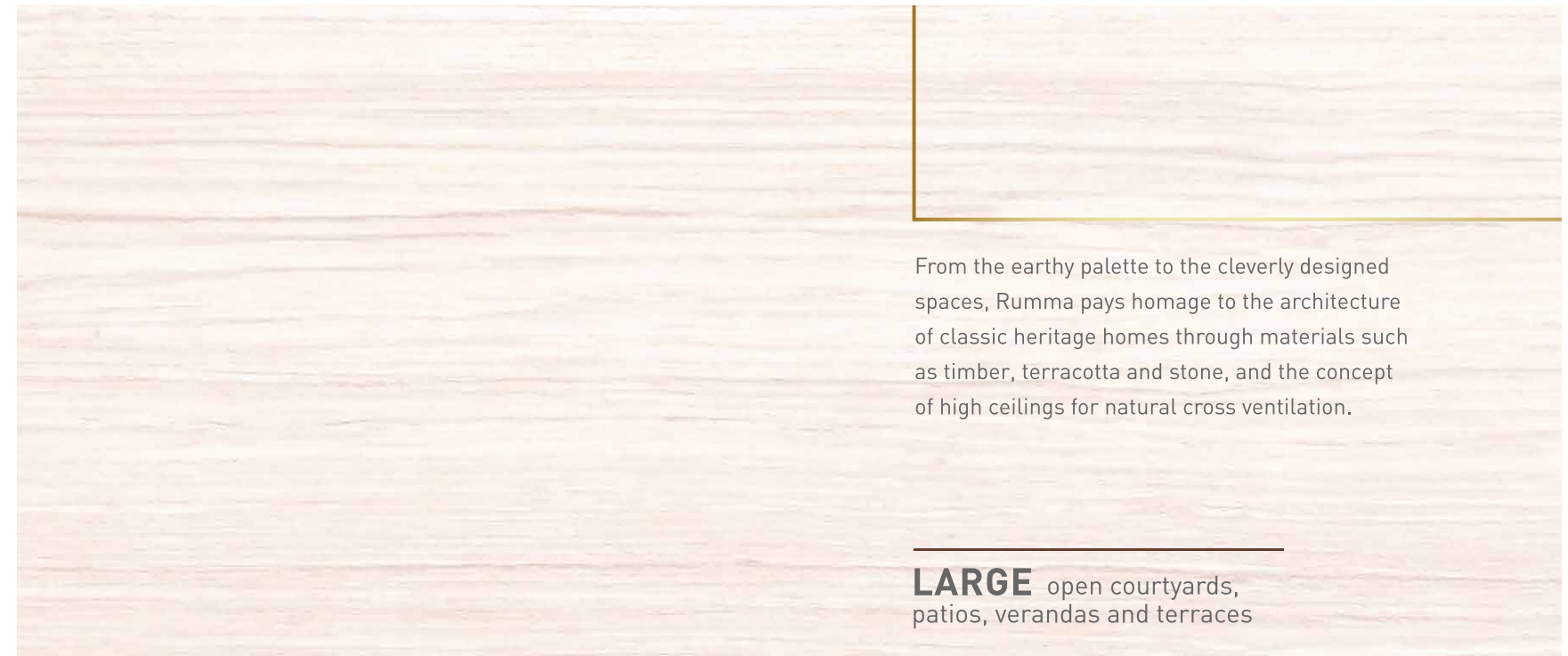
Rumma is the sweetest word there is and a blissful tropical paradise.



SPACIOUS CAR PORCH

(Fits up to 6 cars)

Louvered awnings and vertical shade for the **TERRACES AND VERANDAS**



From the earthy palette to the cleverly designed spaces, Rumma pays homage to the architecture of classic heritage homes through materials such as timber, terracotta and stone, and the concept of high ceilings for natural cross ventilation.

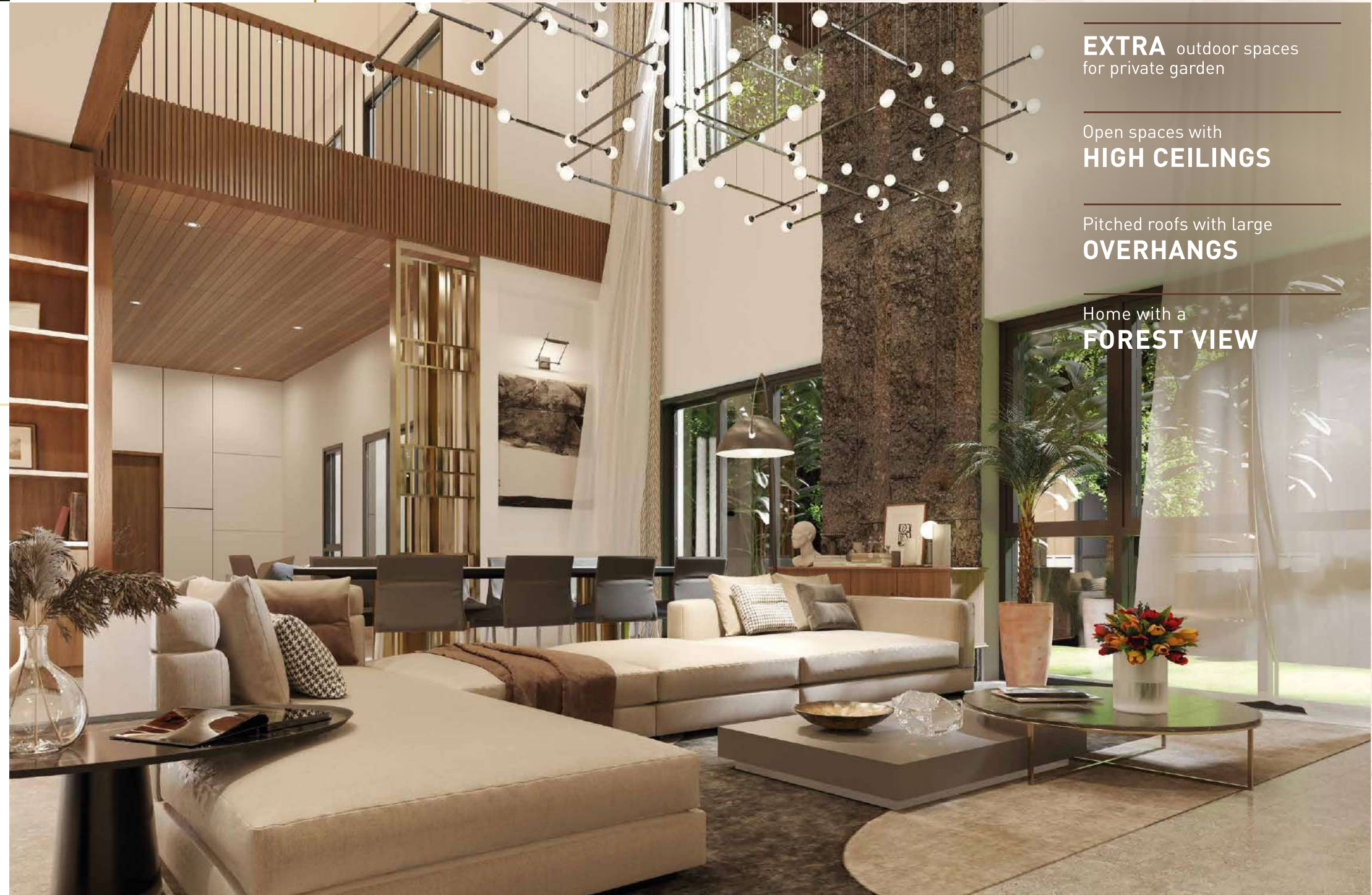
LARGE open courtyards, patios, verandas and terraces



IMMERSE YOURSELF IN BOUNDLESS SPACES

A WORLD OF SOPHISTICATION

Rumma boasts elegantly crafted bungalows that define the peak of modern architectural design where form and function are equally balanced with aesthetic values.



EXTRA outdoor spaces for private garden

Open spaces with **HIGH CEILINGS**

Pitched roofs with large **OVERHANGS**

Home with a **FOREST VIEW**



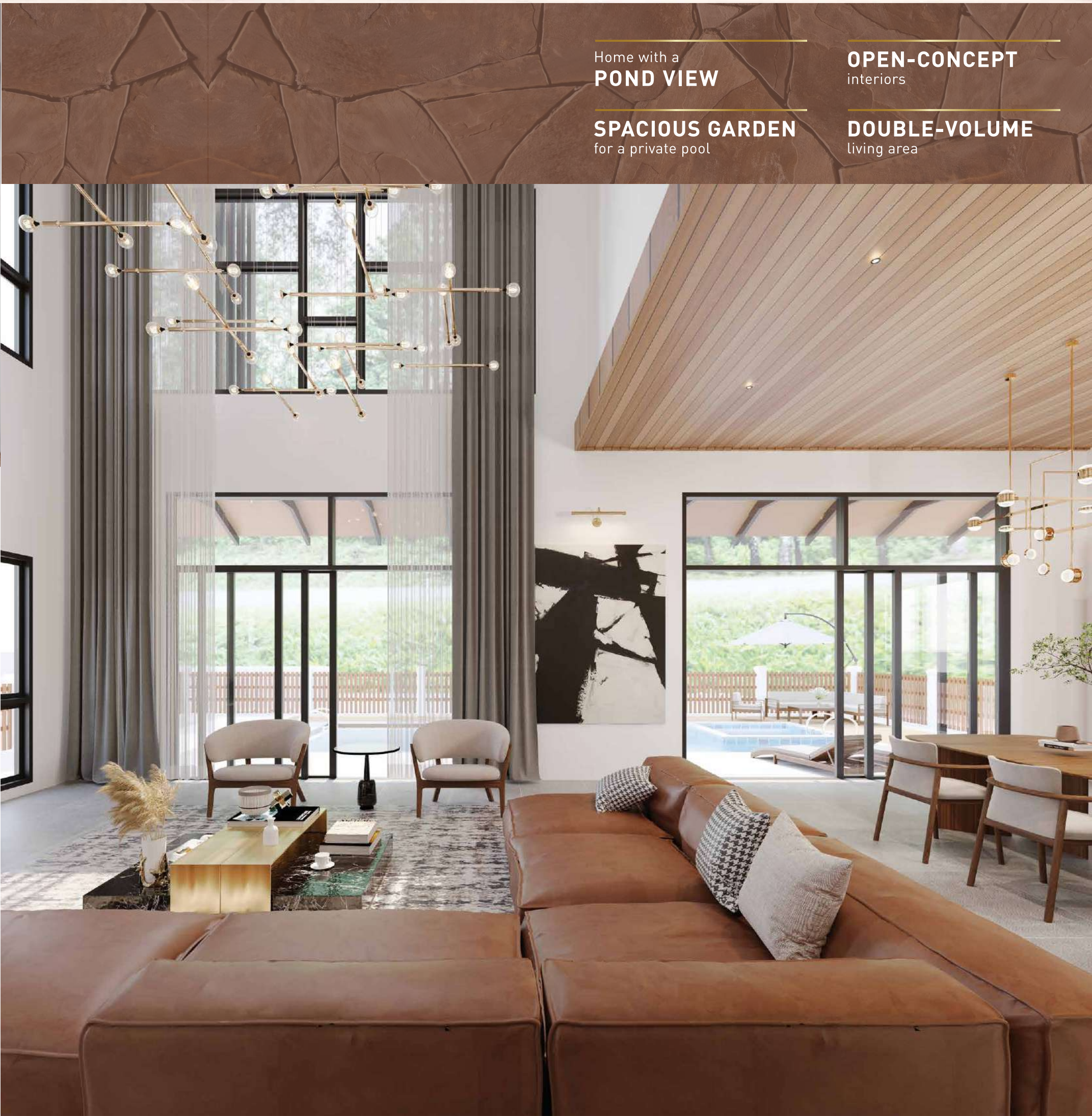
First floor outdoor terrace with **GARDEN VIEW**

EXTRA OUTDOOR SPACE
at ground floor for future extension

REVEL IN ENDLESS CONVERSATIONS



With seamless interiors and an indoor garden terrace that opens to the outdoor patio, you can have your friends or neighbours over for dinner parties all night long.



Home with a **POND VIEW**

OPEN-CONCEPT
interiors

SPACIOUS GARDEN
for a private pool

DOUBLE-VOLUME
living area



AMPLIFY SPACES AND COMFORT

What is most intriguing about Rumma is the immense spaciousness that you will experience when you step into these abodes. The double-volume design enhances the illusion of a cavernous interior with large windows to brighten the spaces with natural light.

ELDERLY-FRIENDLY
bathroom features

DOUBLE-VOLUME
dining area

Master bedroom with
GARDEN VIEW



EXTRA OUTDOOR SPACE
for a future glamping spot

KITCHEN ISLAND
for prepping light refreshments

LUXURIATE IN NATURE'S REFLECTION

As an integral part of Robin Cove, Rumma residents can enjoy access to various gardens in the precinct and delight in strolls along the dedicated paths for a sense of rejuvenation or admire nature herself.



Palma Garden

ENRICH YOUR MODERN LIFESTYLE

PARKS OF ACTIVE PURSUITS

The cooling environment is constantly 1°C to 2°C cooler than the average temperature in the city—particularly in the early morning and evening—as the township is situated adjacent to the majestic Bukit Cerakah Forest Reserve.

A liveable environment goes beyond your home, and Rumma encourages the community to explore the great outdoors with excellent placemaking design and facilities.

Whether you are committed to jogging every evening or simply enjoying the pace of walking and spending time with your little ones, Rumma's neighbourhood parks are common areas for you to roam freely and unwind anytime.

Cocoon Pavilion

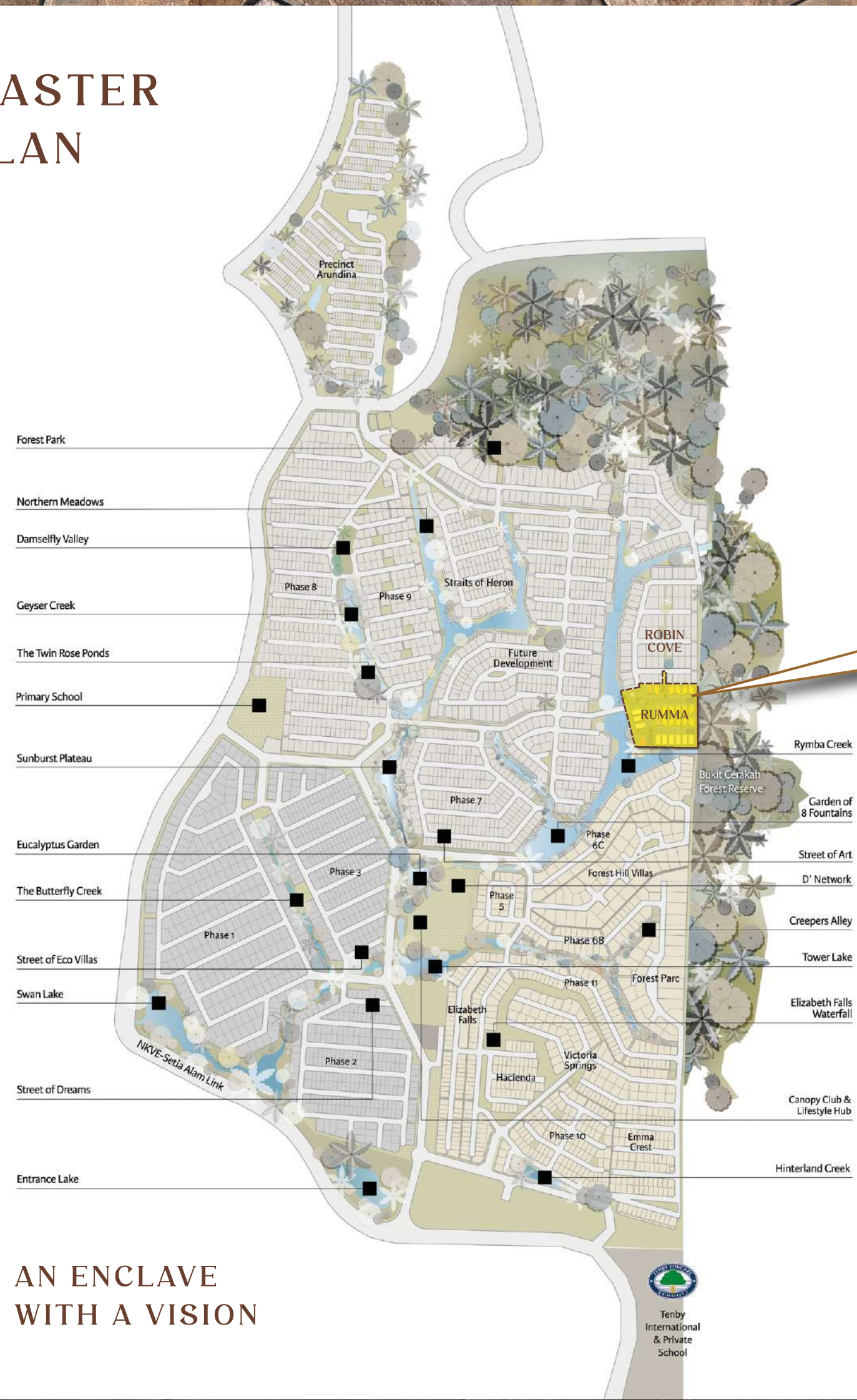
UNWIND AS YOU GO
BECAUSE LIFE HERE IS
AT NATURE'S PACE

Wake up to this beautiful view of the Rymba Creek, take a leisurely stroll along the dedicated jogging path and unwind before you even start the day.

Outdoor facilities are plentiful and thoughtfully designed for the community to engage in healthy activities while admiring the changing sceneries.

Actual Photo of Rymba Creek

MASTER PLAN



AN ENCLAVE
WITH A VISION



CLOSE-KNIT NEIGHBOURHOOD

Rumma is a low-density collection that celebrates interaction and community spirit without compromising privacy and peace of mind.



Legend:

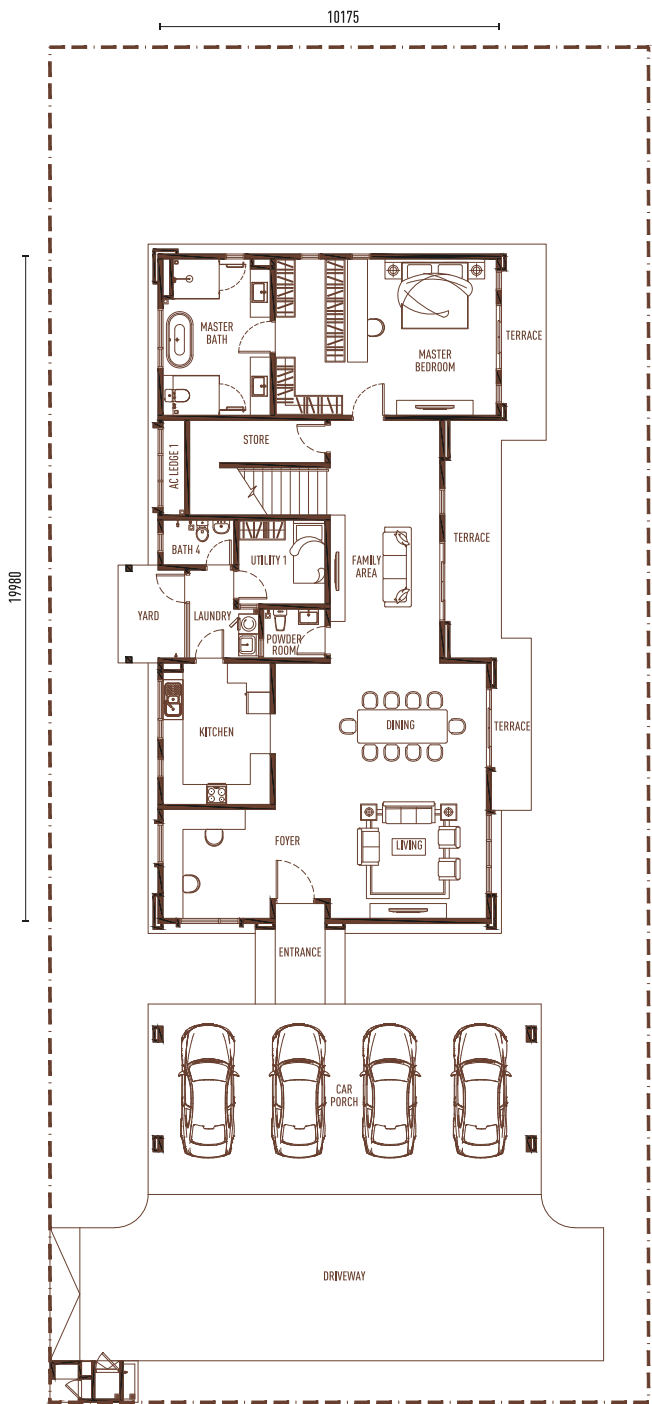
Type A	59' x 115'
Type B1	59' x 115'
Type B2	59' x 85' & 59' x 115'
Type C1	59' x 115' & 85' x 115'
Type C2	85' x 115'



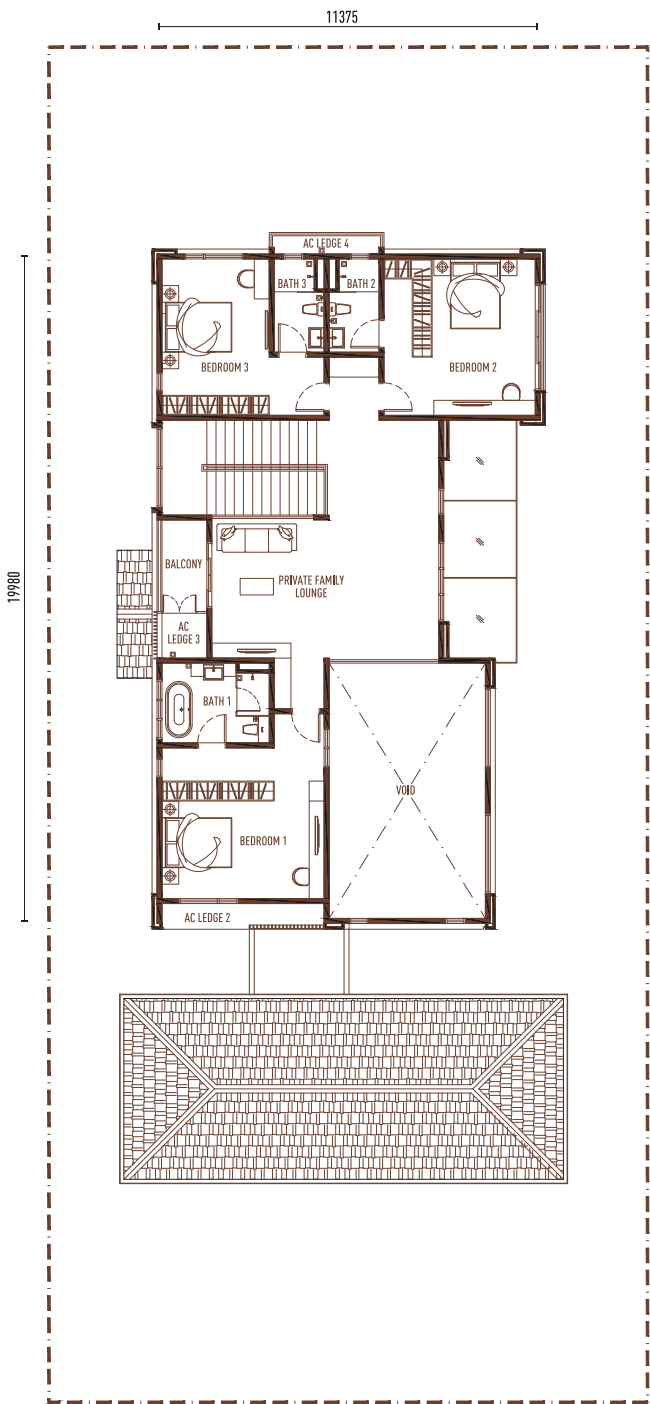


TYPE
A

Land Size: 59' x 115'
Built-up Size: 4,300 sqft.
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room
4 Car Parks



Ground Floor

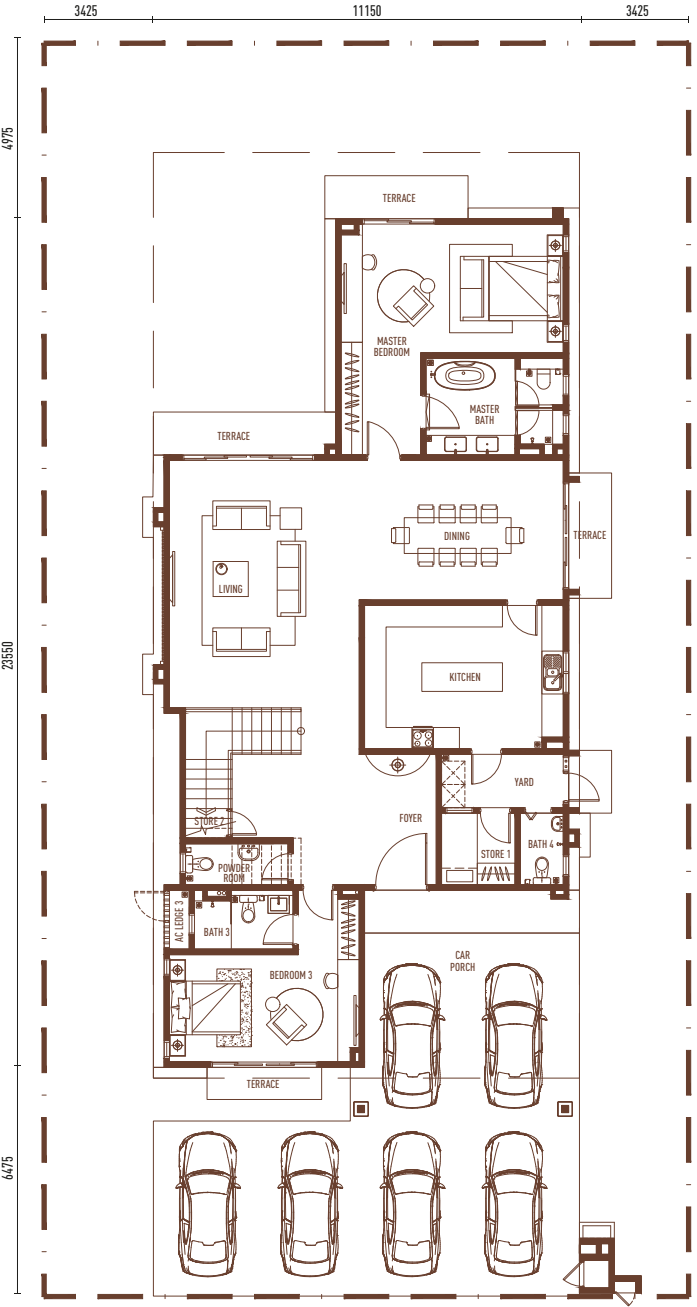


First Floor

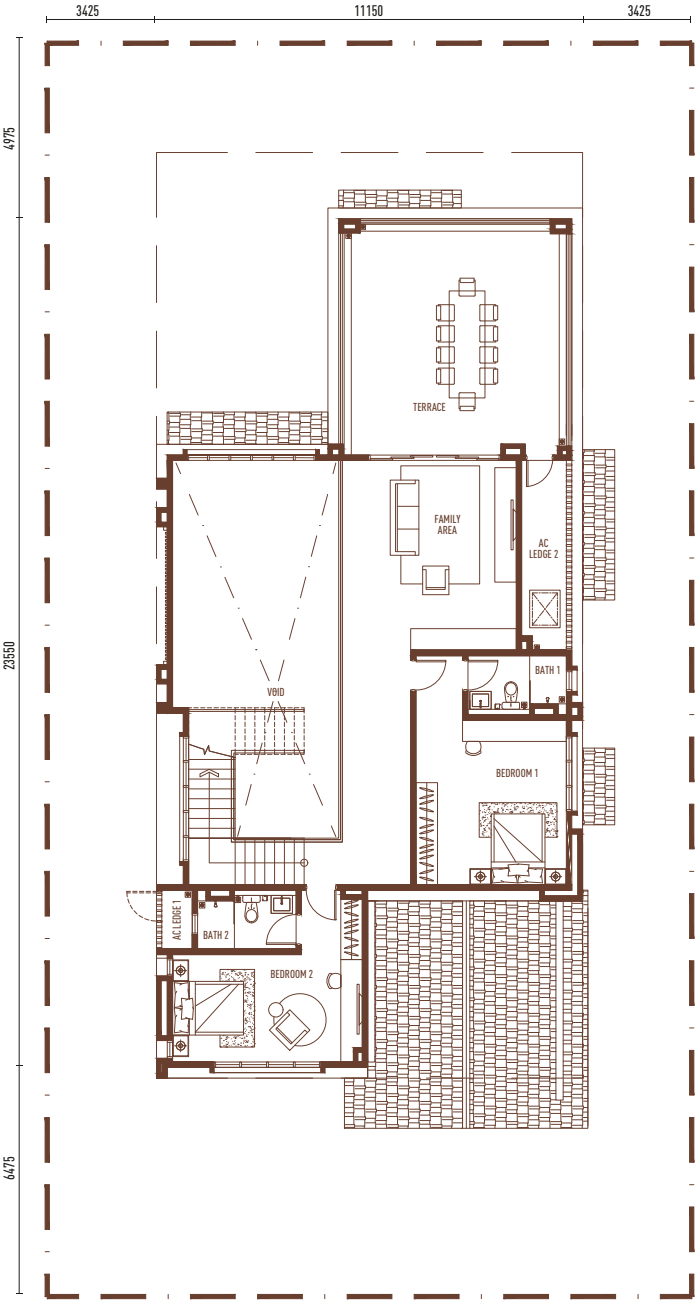


TYPE
B1

Land Size: 59' x 115'
Built-up Size: 4,000 sqft.
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room
6 Car Parks



Ground Floor

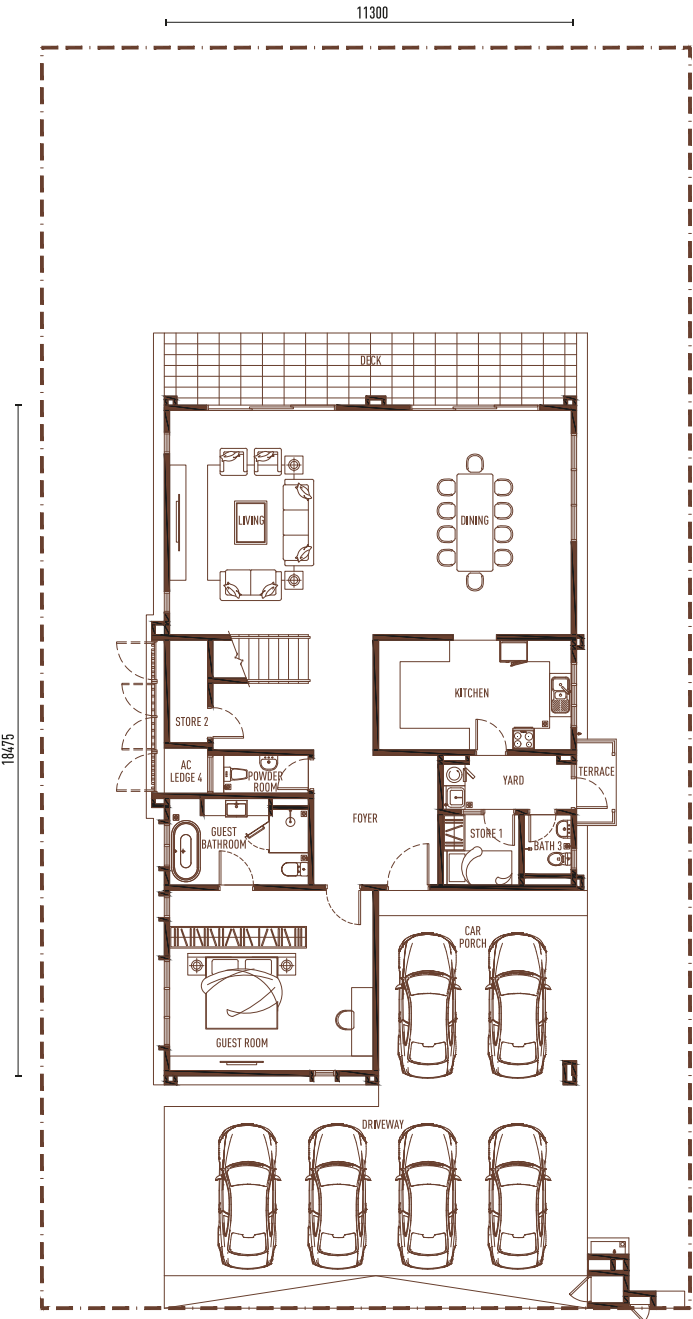


First Floor

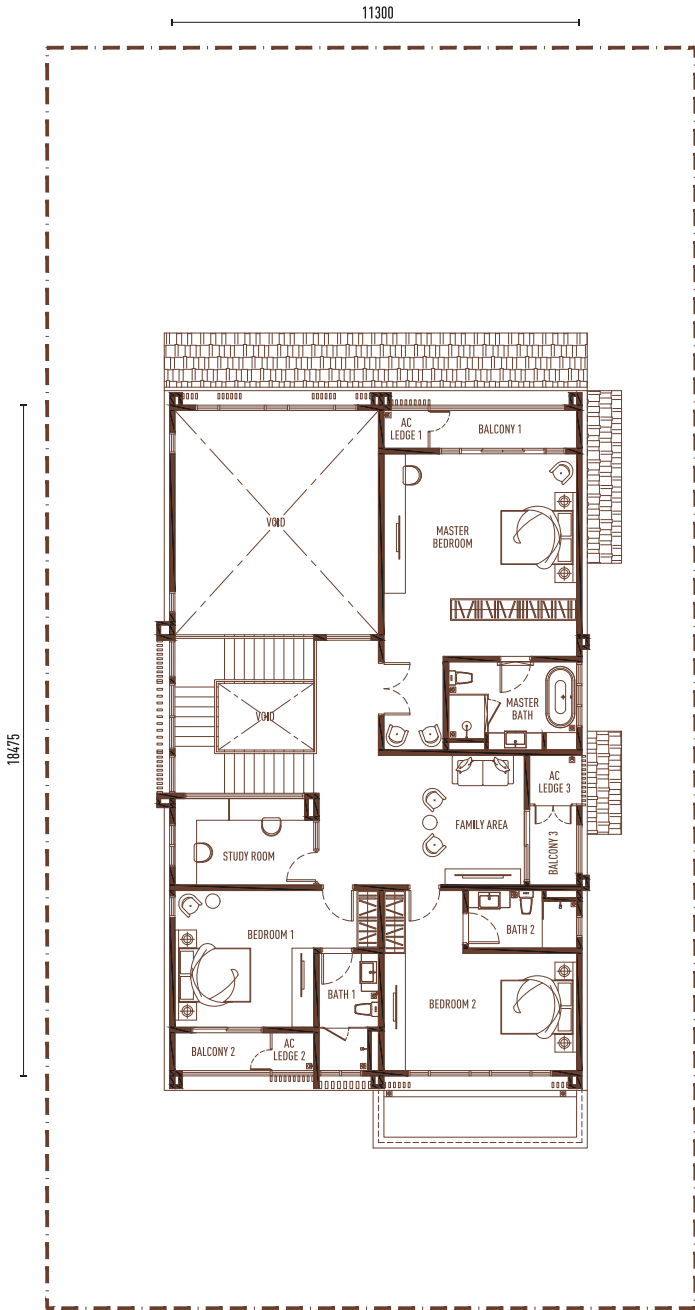


TYPE
B2

Land Size: 59' x 85' & 59' x 115'
Built-up Size: 4,100 sqft.
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room
6 Car Parks



Ground Floor

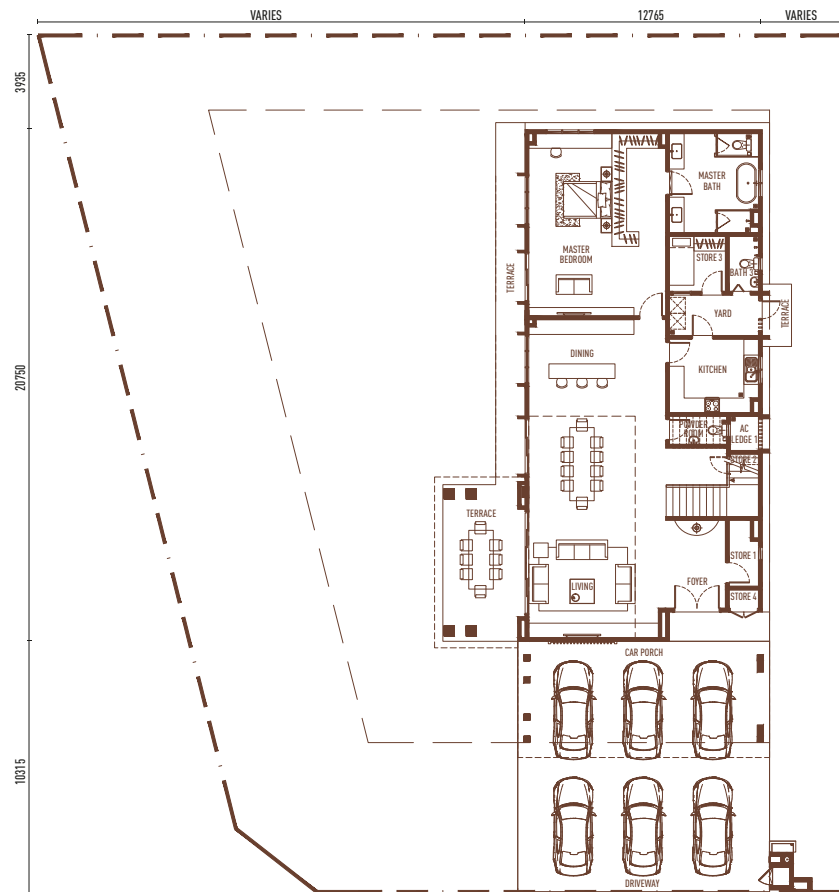


First Floor

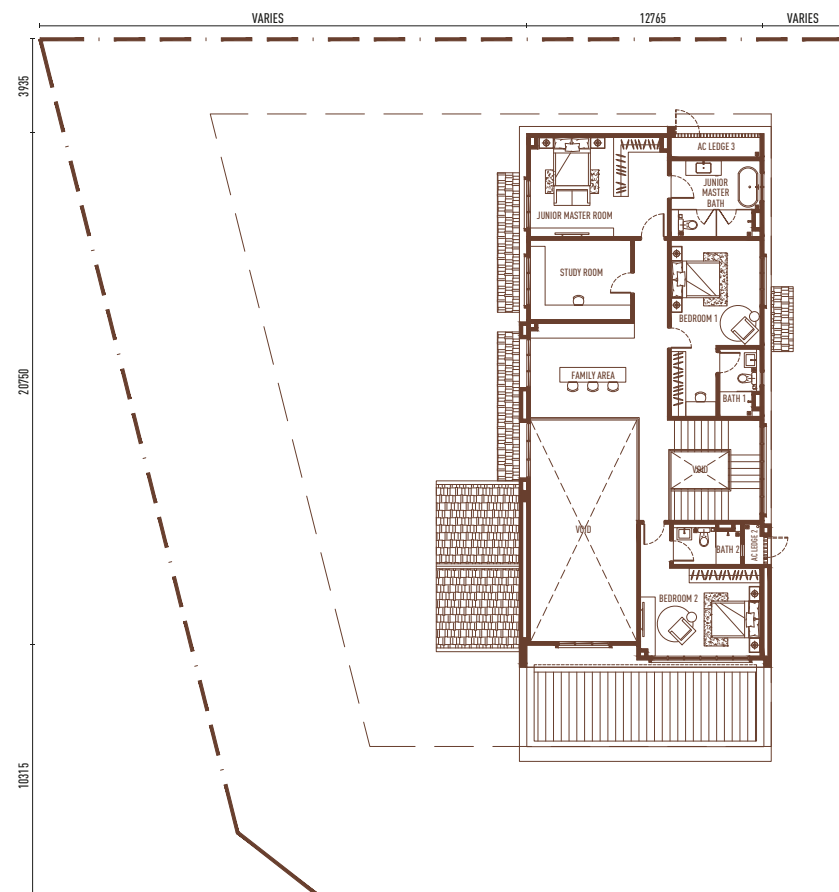


TYPE C1

Land Size: 59' x 115' & 85' x 115'
Built-up Size: 4,400 sqft.
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room
6 Car Parks



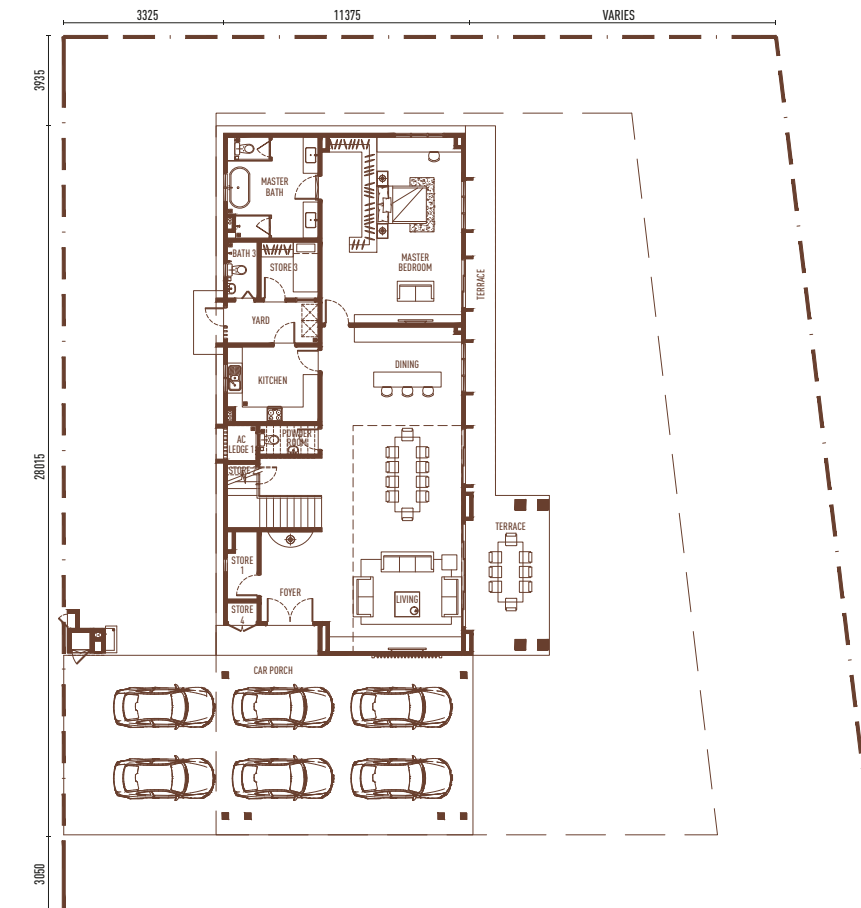
Ground Floor



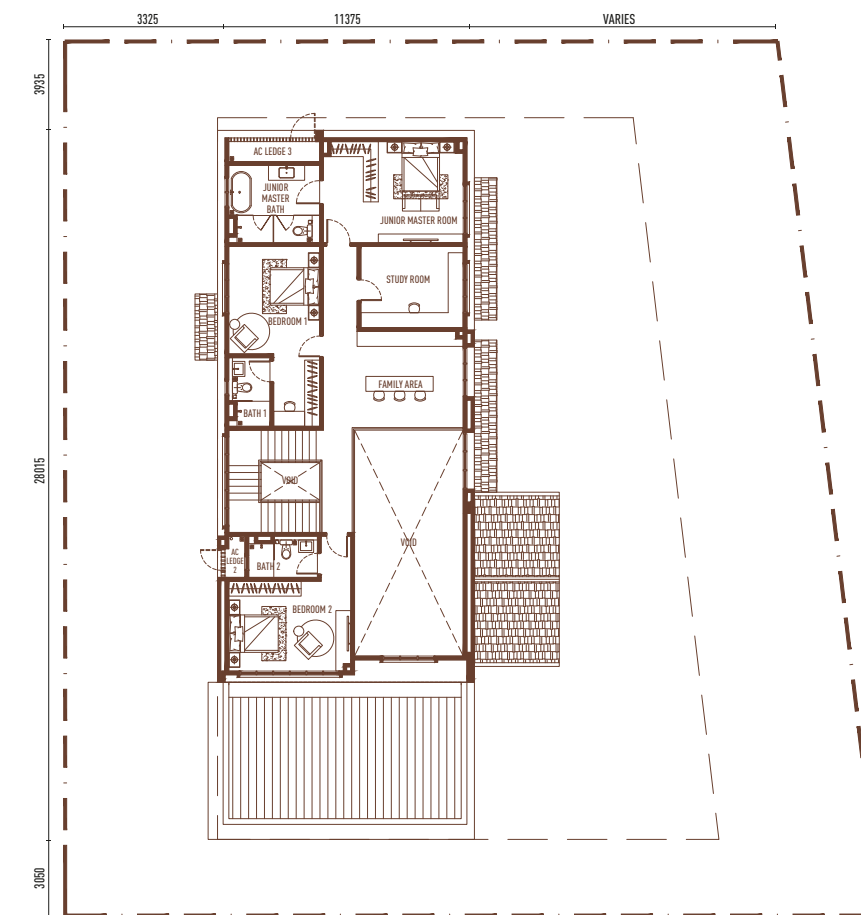
First Floor

TYPE C2

Land Size: 85' x 115'
Built-up Size: 4,500 sqft.
4+1 Bedrooms, 5 Bathrooms & 1 Powder Room
6 Car Parks



Ground Floor



First Floor

SPECIFICATIONS

Structure	: Reinforced Concrete/ Steel Structure <i>(B1, C1 & C2 only)</i>		
Wall	: Brickwork		
Roofing Material	: Metal Roof Tiles/ R.C. Flat Roof, Metal Deck Roof <i>(C1 & C2 only)</i> , Glass Canopy <i>(A only)</i>		
Roof Framing	: Metal Truss		
Ceiling	: Skim Coat/ Plaster Ceiling/ Composite Timber Ceiling		
Windows	: Powder Coated Aluminium Frame Window		
Doors	: Main Entrance/ Foyer	: Solid Timber Decorative Door	
	: Bedrooms/ Kitchen	: Solid Core Timber Door	
	: Others	: Solid Core Timber Door/ Timber Flush Door,	
		Timber Louvered Door/ Aluminium Frame Sliding Door/ Aluminium Grille Door/ Aluminium Frame Bifold Door	

Ironmongery	: Quality Ironmongery		
Wall Finishes	: Kitchen	: Porcelain Tiles	
	: Bathrooms	: Porcelain Tiles	
	: Others	: Plaster & Paint	

Painting	: Emulsion Paint Internally & Weather Resistant Paint Externally			
Floor Finishes	: Ground Floor			
	Arrival/ Foyer	: Porcelain Tiles		
	Living/ Dining/ Family Area <i>(A only)</i> /			
	Dry Kitchen/ Wet Kitchen	: Porcelain Tiles		
	Master Bedroom/ Guest Bedroom <i>(B2 only)</i>	: Porcelain Tiles		
	Other Bathrooms/ Powder Room	: Porcelain Tiles		
	Utility/ Laundry/ Store/ Yard	: Porcelain Tiles		
	Staircase	: Timber Strips		
	Terrace/ Deck <i>(B2 only)</i>	: Porcelain Tiles		
	Car Porch/ Driveway	: Porcelain Tiles		
	Refuse Compartment	: Ceramic Tiles		
	Others	: Cement Render		
	: First Floor			
	All Bedrooms	: Timber Strips		
	All Bathrooms	: Porcelain Tiles		
	Family Area/ Private Family Lounge <i>(A only)</i>			
	/ Staircase	: Timber Strips		
	Study <i>(B2, C1 & C2 only)</i>	: Timber Strips		

		A	B1	B2	C1
Sanitary Wares & Plumbing Fittings	: WC	6	6	6	6
	Wash Basin	7	7	6	7
	Shower	5	5	5	5
	Long Bath	2	1	2	2
	Kitchen Sink	1	1	1	1
Telephone & Electrical Installation	: Light Point	49	50	50	51
	Power Point	46	42	43	48
	Air-Cond Point	8	7	8	8
	Fan Point	7	6	7	6
	Telephone Point	3	3	3	3
	TV Point	3	3	3	3
	Door Bell Point	1	1	1	1
	Isolator Point	1	1	1	1
	Data Point	7	6	7	7
	Instant Water Heater Point	1	1	1	1
	3-Phase Wiring	Provided	Provided	Provided	Provided

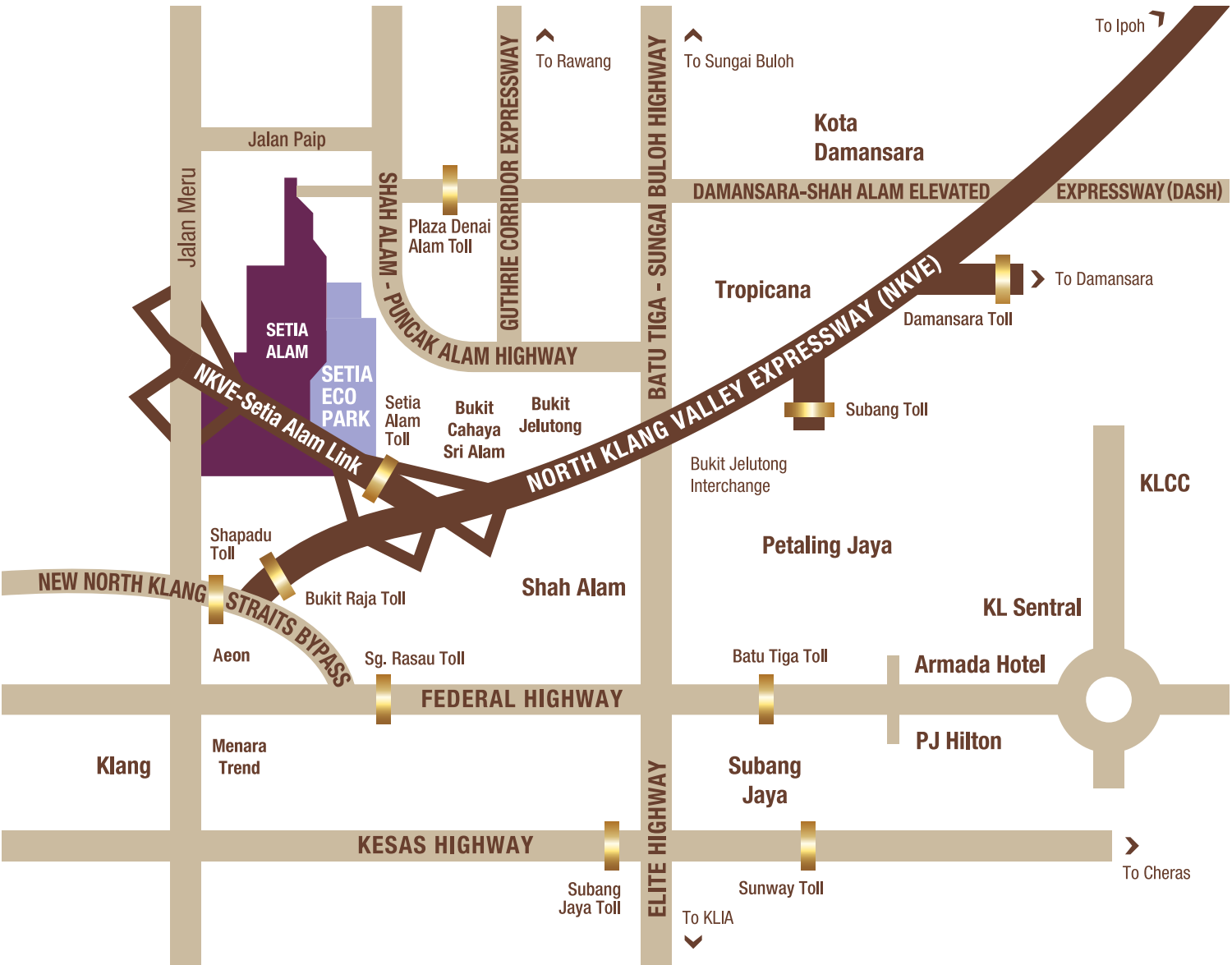
Fencing	: 1200mm High Fencing
Turfing	: Spot Turfing

COME HOME
TO RUMMA

Major highways—NKVE-Setia Alam Link and DASH—connect Rumma to the neighbouring towns, and therefore, there is never a dull day when you are surrounded by exciting attractions and landmarks even outside of your home.

Near or far, these roads lead you home to Rumma.

LOCATION MAP



SETIA ECO PARK SALES GALLERY

AN AWARD-WINNING DEVELOPMENT

Sprawling on 864 acres of prime freehold land,
Setia Eco Park is truly the valley of dreams.
Amazing waterways and natural greenery can be
experienced when one settles in the realm of this
world-class township.

This is an enclave of sheer eco-consciousness
melded with luxurious living. Setia Eco Park
has brought the definition of luxury living to the
next level – one that will last forever.



17-TIME WINNER
FIABCI World
Prix d' Excellence
Awards (Gold)



17-TIME WINNER
FIABCI Malaysia
Property Awards



11-TIME WINNER
KINCENTRICO
Best Employer
MALAYSIA 2021
2019 Best of the Best - Malaysia
2011 Overall Best - Malaysia



Smart Home
System



Smart Lock



Rainwater
Harvesting System



Box 366

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BANDAR ECO-SETIA SDN BHD 200101030379 (566138-A)

Sales Gallery, Setia Eco Tower

5A, Jalan Setia Nusantara U13/17, Seksyen U13, Setia Eco Park, 40170 Shah Alam, Selangor, Malaysia.

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Developer's Licence No.: 9586/02-2024/0102(A) • Validity: 12/02/2022 - 11/02/2024 • Advertising Permit No.: 9586-32/11-2025/1236(N)-(L) • Validity: 09/11/2023 - 08/11/2025 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-I(PS)/SEK.U13/0053-2023 • Completion Date: Nov 2025 • Total Units: 13 units • Minimum Price: RM4,725,000 • Maximum Price: RM5,393,000

Developer's Licence No.: 9586/02-2024/0102(A) • Validity: 12/02/2022 - 11/02/2024 • Advertising Permit No.: 9586-33/11-2025/1248(N)-(L) • Validity: 17/11/2023 - 16/11/2025 • Land Tenure: Freehold • Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Reference No.: MBSA/BGN/BB/600-I(PS)/SEK.U13/0121-2023 • Completion Date: Nov 2025 • Total Units: 19 units • Minimum Price: RM4,641,000 • Maximum Price: RM6,622,000

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

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Setia